CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive. A GREENE STREET BUSINESS BUILDING, 50 feet front, leased for \$10,000, paying 20 per cent on investment. Apply E. A. MALLETT, 59 Liberty st. BARUAIN-20 JANE ST., FIVE STORY DOUBLE Tenement; rents \$2,436, price \$22,000. B/HAN, 261 West 14tb. FOR SALE OR TO LET—202 FRONT ST. ADJOIN.
ing corner of Fulton st., five story Warehouse, with water
tight cellar.

O. G. BENNET, 150 Broadway.

NO. 242 EAST 12TH ST. (LEASEHOLD).—THREE
atories brown stone; price \$14,000.

HIRAM MERRITT, 53 3d av.

Above 14th St., 5th Av. to East River. A.—TWO HIGH CLASS RESIDENCES ON LENOX HILL. NOS. 48 AND 48 EAST 72D ST., BETWEEN MADISON AND PARK AVS.

No. 48, corner Park av., 24 feet wide. No. 46, 23 feet wide, 60 feet in depth.

McCAPPERTY & BUCKLEY, Architects and Builders, office 384 Fark av., near 53d st.
HOUSES OFEN. INQUIRE FOR WATCHMAN.
A.—ATTENTION OF BOUSE BUFFES CALLED TO these elegant four story and extension Dwellings on 92d st., between 5th and Madison av., 19 to 21 foot fronts.
Also three story Dwellings on southeast corner 63d st. and Madison av., 20 foot fronts: prices very moderate.

Owner and Builder, office 1 East 82d.

Owner and Builder, office 11 East 92d. A GENUINE BABGAIN—FINE FIVE STORY FLAT, extra wide, superior construction; decorated and stoam heated; rents for \$4,300, near 125th st. very rare invest-ment, easy terms. Address RELIABLE, box 380 Herald.

A BARGAIN.—TWO FIVE STORY 25 POOT DOUBLE Flats, 100 feet of 3d av., near "L" station, 47th st.; ront, \$3,250; price \$30,000 aach; finity rented.

CHAS. R. GKEGOR, S14 3d av.

A —A—ATTENTION, HOUSE BUYERS:—CHANCE to buy few small three story new Dwellings much below white; terms easy; vicinity of Mount Morris Park. EXECUTOR, Attorney, room 123, 71 Broadway, 1 to 2 P. M. A.-125TH ST., NEAR MADISON AV.-THREE story brown stone, 20x50, 11 rooms; possession May 1; rent \$1,300. PORTER & CO., 211 West 125th st. A.—129TH ST., NEAR STH AV.—THREE STORY brown stone, 18.9x50x100 feet; price \$15,500. PORTER & CO., 211 West 125th st. A BARGAIN.—146 EAST SIST SI, THREE STORY and basement brick and frame Dwelling; 12 rooms and improvements; lot 22x104. Same address.

A VERY CHEAP HOUSE FOR SALE—ON 62D ST., close to Madison av.; casy terms; immediate possession. Keys with S. EMBERSON, 59 West 42d st. BHEKMAN PLACE. DESIRABLE FOUR STORY high stoop brown atone private House, 20x50x100; only \$5,000 cash; mortgage \$12,000; perfect order. Folsom Biros., 834 Broadway. BARGAIN .- FOUR STORY BROWN STONE, 25X60X 02; mirrors and chandeliers; open daily. 25 East 74th

st.

EAST 78TH ST., NEAR 3D AV.—DESIRABLE
three story private House, 18.6x40x102; only \$8,000 cash
required; perfect order; choice location.
FOLSOM BROTHERS, 884 Broadway. FOLSON BROTHERS, 834 Broadway,
FOLSON BROTHERS, 834 Broadway,
story and basement brick and stone front Dwellings;
first class in construction, finish; hardwood throughout;
butler's pantry and second story bathroom extension;
good ideation; price \$35,000. Apply on premises or to
JOHN H. GRAY, Owner and Builder, 2004, East 83th 84. FOR SALE-ISS EAST 102D ST., FOUR STORY brown stone Tenement, 20 by about 60 by 100; \$11.000.

COUDERT SROTHERS, 70 WILLIAM 84.

H. \$8,000. FOR SALE-

S7TH ST. NEAR EAST RIVER PARK.

three story byick and brown stone Queen Anne Dwelling.

10 recome and all imprevements; a bargain is here
offered to any one desiring to buy a boauxiful house at a
very low price; only \$3,000 cash required.

2. EDGAR LEAYCRAFT, 1,544 Broadway. IRVING PLACE, NEAR 18TH ST.-FOR SALE, FOUR

STORY DWELLING, 23 FERT WIDE, \$40,000. E. H. LUDLOW & CO., 47 Liberty and 500 54b av. NO. 126 EAST SOTH ST., BETWEEN PARK AND Lexington avs.; price \$16,500. HIRAM MERRITT, 53 3d av. STUVYESANT SQUARE, EAST 15TH ST.—DESIR abla four story high stoop private House; full size lot; very desirable location.
FULSOM BROTHERS, 834 Broadway.

TWO DECORATED PRIVATE DWELLINGS FOR saib, 1,232 and 1,234 Madison av., between 58th and 58th six.; watchman on the promises.

E. RILPATRICK, Builder.

17 EAST 128TH ST.—DESIRABLE THREE STORY frame House, 22 feet front; good order; \$18,500, KETCHAM & BUTLER, 58 West 125th st. 22 EAST CED ST. FOUR STORY CABINET PIN ished Horse, 20x00x100 feet, with extension, near Madiaon av. \$88,000; no reasonable offered refused. Permits of 7. A BURNETT & CO., 700 Madison av.

mils of T. A BURNETT & CO., 706 Madison av.

36 EAST 64TH ST. NEAR MADISON AV.—FOUR
story cabinet finish Bonse, with dining room extension;
elegant gas fixtures and decorations and mirrors; will
be sold for \$36,000; will lease at \$2,590.

T. A. BURNETT & CO., 703 Madison av. 121ST, NEAR MADISON AV.—THRKE STORY brown stone, 48 feet front: perfect order; \$16,000; terms easy; cheap. KETCHAM & BUTLER, 58 West 125th. 85,000 CASH FOR CORNER FLAT, WITH STORES sear Grand Central Depot; will pay 25 per cent on you STEIN, 940 2d av.

mear Grand General Prive Story Brick House on money.

\$8,000 WILL BUY FIVE STORY BRICK HOUSE ON 3d av. near 85d st. over mortgage \$20,000 at five per cent, 25x85x80; pays large on investment. Broadway.

H. W. SHIPMAN, 137 Broadway.

\$22,000.—BARGAIN—FIVE STORY (New) BROWN stone Double Flat, near Lexington av., Yorkville.

CODY, 1,438 3d av.

Above 14th St., 5th Av. to North River. A HANDSOME FOUR STORY BROWN STONE AND brick bay window, 39 foot front, butler's pantry extension, two baths, three water closets, bardwood finish, handsomely decrated,

sion, two baths, three water closess, hardwood finish, handsomely decorated WEST 60TH ST.

90th st. is entrance to Courtal Park; asphalt pavement; will be sold at a bargain; will take other property in part payment. Inquire on premises, or

J. EDGAR LEAYCRAFT, 1,544 Broadway.

A.—PERRIESS MANSIONS, MANHATTAN SQUARE North (8) at st., between 8th and 9th awa); cablinet inlah, 25x80; four stories, basement and collar; classical, original and unique; "L" station at corner; inspection invited; unequalied for beauty and location; Titles will be guaranteed by politicise of title insurance of the TITLE GUARANTEE AND TRUST CUMPANY, 55 Liberty st., New York. Liberty st., New York. RICHARD DEEVES, Gwner and Builder, 66 West 83d st. A PLOT OF FIVE LOTS ON THE NORTHWEST corner of Central Park West and 68th st. splet of six Lets on the southwest corner of same syenus and street.

For sale by the owner, JAMES R. SMITH, 79 Cedar st.

A. PRIVATE HOUSES. A. WEST BIDE HARGAINS.
IT WILL PAY YOU TO LOOK UP.
74TH ST. FOUR STORY, restricted location., 841.500
76TH ST. FOUR STORY; restricted location., 841.500
76TH ST. FOUR STORY; restricted location. 32.000
78TH ST. FOUR STORY; restricted location. 32.000
78TH ST. THREE STORY; new house. 15.000
JESSE C. BENNETT, 347 GOLUMBUS (BTH) AV. JESSE C. BENNETT, 347 COLUMBUS (BTH) AV.

A.—121ST AND 122D STS, WEST OF 7TH AV.—
Splendid location; surrounded by three parks; cabinet trim; five kinds hard wood; afteen beveiled plate mirrors; all kinds of improvements; prices, \$19,000, \$20,000; rash, \$2,000 to \$8,000; style, quality and finish equal to manal \$20,000 homoses. Title will be guaranteed by the FITLE GUARANTEE AND TRUST COMPANY, 55 Liborty 8t,

A.—A.—WE HAVE COMPLETED THREE ELEGANT 22,500 DWELLINGS, WITH BACK STAIRCASE, FINE WOODWORK, DOUBLE CELLARS; ALL BUILT BY J. G. PRAGUE, ARCHITECT, FOR AN ESTATE; NOS. 143, 145 AND 147 WEST SETH ST., CONCEDED TO BE THE FINESY STREET IN NEW YORK; GREAT BARGAIN, INQUIRE OFFICE OF ESTATE. POWER, EDLUMBUS AV., CORNER SSTH ST. A FULL FRONT OF RIGHT LOTS ON THE WEST-

srly side of 7th av., between 146th and 147th ats., excavated, for sale by the owner.

JAMES R. SMITH,

79 Codar st.

A. -A. -WEST END AV., 108D AND 104TH STS. Elegant three story and basement, 29 feet; also corner
House, and saloining on 1933 st., 17 and 18 foot Houses,
brown store, bigh storp, bay window fronts, latest improvements, \$19,000 to \$25,000; terms to suit, inspection
invited; title guaranteed by the Title Quarantee Trust
Company, 55 Liberty.

WALKER & LAWSON, Company, 85 Liberty. WALKER & LAWSON.

A.—SMALL HOUSES IN 1218T AND 122D STS. AND
7th av. in style, quality and fluish could be the usual
840,000 houses: price \$20,000; terms to suit; location
the beat; persons wanting something very fine will find
if here; title guaranteed by Title Guarantee Company,
55 Liberty st.

A. CHANCH SELDOM OFFERED.—WILL BE SOLD
for less than cost one of the most select private four
story Dwellings on the best and most thoroughly restricted stress on the west side; disgantly descrated regardiers of expense. Apply at 7 West 75th st.

A -THE REST FLAT PROPERTY IN HARLEM-rivate block; well rented; selected tenants; superior pastruction; bank mortgage 45; will not 13 per cent;

STABLER & SMITH, Columbus av., corner 72d.

ATTENTION - FOR ONE OF THE HANDSOMEST and cheapest, first class four story brown stone Houses on Manhattan Island look at 58 West wid at, the only one left of a row of seven; will be sold at a bargsin. A.-12 WEST 121ST ST. (OFFICE).-FOUR STORY Residence, with three story extension; also the three story Residences B and 10 East 128th at; open daily.

A. BARGAIN.-THREE STORY PRIVATE HOUSE, leasebold long lease, low ground rent, below 23d, west; business reasons for disposing; easy terms. OWNER, 141 Herald Uptown.

A.—THE NEW AND BLEGANT HOUSES, 501 AND 519 West End av., corner Sith and 90th sts., are for sale for less than cest.

B. H. BIXBY. assignee, 173 Broadway.

A. BIJOU THREE STORY HIGH STOOP BROWN stone House, 130th st., near 5th av.; elegantly furnished; can be bought for less than \$10,000. Address P. G., 308 Herald.

arald.

A.—Se0,000 WILL BUY 165 OR 167 WEST 78TH ST., our efory modern Dwellings, three story extensions onstruction highest class; rure bargains. WILLIAM W. HALL, Owner, on premises.

A PIRST CLASS THREE STORY AND BASEMENT welling in West 87th st.; all improvements; restricted lock; price \$18,500. Permits from G. G. BENNET, 150

A GREAT RACRIPIOR, WILL SELL TO A QUICK buyer two elegant brown stone Flat Houses; only \$5,000 cash required. For full particulars inquire of owner, 102 West 55ld st. Cash required.

A TENTH AVENUE CORNER, NEAR STH ST.; OLD liquor stand; good neighborhood; pays nine per cent on investment.

W. H. SHIPMAN, 137 Broadway.

A.-eth Av., NEAR 36TH ST., THREE BUILDINGS, 62 feet front; will sell separately.

THOMAS C. SMITH, 111 Broadway.

A BARGAIN.-FOUR STORY DINING ROOM Extension, West 58th SL, \$45,000; close extate.

S. BLAKELY, 1,526 Broadway.

A SUPERIOR NEW DOUBLE FLAT, NEAR RIGHTY first street station, at less than cost; only \$5,000 cash needed. STABLER & SMITH, Columbus av., corner 7.24

McMONEGAL & ECKERSON, 1.888th av., near 934.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. A .- THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS

PRIVATE RESIDENCE
18 CALLED TO
NO. 187 WEST TIST ST.
(THE ONLY ONE LEFT IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAM AVS. These houses are finished in the same elegant manner which characterizes all our work. The trim is hard wood throughout. They can be seen any day, Sandays included. For particulars apply to or address TERENCE FARLEYS SONS.

1,172 COLUMBUS AV. CORNER 72D ST.

A.-WE OFFER FOR SALE.

EXAMINE THEM, 68 to 79 West 70th st. at any time, or address for description and plans,
Columbus BUEK & CO.,
Columbus av., corner 72d st.

A.—
THE WEST END.
Nos. 316 and 322 West Sith st.,
elegant 34 story Dwallings; very attractive fronts;
20x55; butler's pantry extensions; hardwood cabinet
trimmed throughout.
the superior bullt three story brown and red stone
Dwellings, 20x55, and extensions;
near Riverside Drive; location naurpassed.
Apply on premises, W. E. LANCHANTIN, owner, or
140 Broadway, room 304.

THE FINEST AND BEST FINISHED THREE STORY DWELLINGS IN HARLEM. offered at a low price and on easy terms.

Hardwood, cabinet finished, parquet floors, sanitary planbing; everything first class. Apply on premises, 180th st., between 7th and 6th avs. "L" station at 185th st.

A -- A -- BEFORE BUYING ANYWHERE ELSE

A.-A.-BEFORE BUYING ANYWHEKE ELSE examine the FINEST HOUSES OF the FINEST STREET in this city.

BUILT BY JOHN G. PRAGUE, ARCHITECT. Perfectly magnificent in all details and finish.

NOS. 135 TO 141 WEST SoTH ST., bother at treet, 100 feet wide; no other street in the world as fine in its artistic laying out; bouses full width and of immense depth; back staircases, double cellars, &c. Apply to POWER, 520 Columbus av.

dc. Apply to FOWER, 520 Columbus av.

A.—YOUR ATTENTION IS CALLED TO THE SIX FOUR STORY AND BASEMENT BROWN STONE HOUSES, WITH THREE STORY EXPENSION, 188-168 WEST 75TH ST.
built by day's work; hard wood throughout; tiled bathrooms; parquet floors; perceiain tubs; spacious closets.

PRICES \$32,000 AND \$34,000.

Apply on promises or to cowner, CHAS. R. PARSONS, 232 WASHINGTON ST.

TO A QUICK BUYER

I will sell the last House of a row of five at actual cost; the House is No. 334 West 84th st. 18x35, 13 ft. extension, lot 102 ft. 2 fm, decorated, hardwood frim throughout; this offer will only be good for one week from the date of this advarisament. Apply F. T. BADINER, owner, at the office of

owner, at the office of FRANK L. FISHER & CO...

1,367 Columbus (8th) av., southwest cerner 81st at.

A HANDSOMELY DECORATED PRIVATE DWELLing for sale, 111 West 121st, near Leance sw.,
three story and basement brown stone cabinet trim:
has chandellers, curtain poles and window screens complete; this is a perfect house; will repay inspection;
is open all pay for inspection; ewher.

JACOB W. SMITH, 146 West 121st at.

HEFORE BUYING EXAMINE 145 AND 147 WEST 3d; three story basement and cellar, brown stone fronts, 0x52, with and without axtension; parquet floors, acts bath, &c. JAMES BROWN, Owner and Builder. BARGAIN.-TERMS EASY; EIGHTH AVENUE itore Property, near 142d at. Owner, 93 Nassau at., oom 313.

room 313.

#CHOICE INVESTMENT.—WEST 44TH, NEAR 5TH av., 7520,000 cash required: rents 56,200.

FOLSOM BROTHERS, 834 Breadway.

FRONTING MANHATTAN EQUARE, OVERLOOKING Central Park.—That superior, cablust finished Dwelling. 24x97 feet, lot 104 feet 4 inches, No. 42 West 77th st., price 388,000; the only unsold House in the block. Always open for Inspection. SAMURI. COLCORD, Owner. FOUR STORY HIGH STOOP BROWN STONE
Dwalling, 17x54 feet and three story extension, let 102,
only \$25,000; No. 116 West 82d at.; open for inspection.
SAMUEL COLCORD, Builder and Owner.
FOR SALE OR RENT.—WEST 92D ST., NEAR
Central Park, three story Dwelling, 20x50, let 100,
\$18,500; rent, \$1,100.
E. H. LUDLOW & CO., 47 Liberty and 500 5th av.

LOTS-RAPID TRANSIT-WEST END AV-EIGHT or 14 Lots, tegether; very cheap speculation; investment or improvement; no restriction.

MOST VALUABLE LOCATED CORNER, KINGS-bridge road, containing six lots; intersection four avenues.

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possession.

ONLY ONE LEFT OF THOSE FIRST CLASS FOUR story high stoop cabinet finished 20 foot front and extension Dwellings, in restricted block, No. 111 West 75th st.; substantial conservation exterior, with exceptionally fine interior; price \$88,000; always open for inspection.

SAMUEL COLLOND, Bullder and Owner.

Hon. SAMUEL COLCORD, Bullage and Owner.
ONLY \$15,500.—THREE STORY DWELLING, GOOD
order, Seth at., hear West Kind av.
E. H. LUDLOW & CO., 47 Liberty and 500 5th av.
RARE BARGAIN.—ONE OF THOSE BEAUTIFUL,
light, elegant, steam heated Apartment Houses. Apply

to owner, 38 West 64th st.

3 STORY HIGH STOOP BROWN STONE PRIVATE Residence, 18 8x50; bu ler's pantry extension; let 100; no reavonable offer refused; location 88th st., north side, 100 feet from 10th av.

20 FOOT PRONT, DINING ROOM EXTENSION Dwelling, artistlealy decorated, only \$38,000; No. 43 West 76th st.; block restricted; always open for inspection. 62 AND 64 WEST 04TH ST.—THREE STORY BROWN stone, cabinet fuished; restricted neighborhood, J. ZIMMERMANN, Owner and Builder, 450 West 54th st. 2.5 WEST 120TH ST.-THRRE STORY BROWN stone; carpets throughout; \$14.750.

BARNETT & CO., 9 Rest 125th.

stone; carpets throughout; \$14,750.

BARNETT & CO., 9 Rast 125th.

37B WEST 125D.—HANDSOME THREE STORY swell front; fine block; only \$18,000; will sell quick.

\$6,000 WILL BUY COLD WATER FLAT, NEARLY new. fire stories, 25258x100, over first mortrage, \$21,000, at five per cents large income on investment; 55d st., just west 9th av; all routed.

H. W. SHIPMAN, 137 Broadway.

\$7,000 CASH, \$22,000 MORTGAGE, FIVE PER CENT, fully rented Double Flat; will net 17 per cent.

\$TABLER & SMITH, Columbus &v., corner 72d st.

\$14,000 CASH WILL BUY AN ACTUAL 15 PER cent investment; shove 34th st., near Sch av. Owner, 304 Herald Uptown.

\$17,300.-THREE STORY HIGH STOOP DWELLING

on West 97th st., 9th to 19th av., 18x50x100; perfect order; mortgage \$12,000 at 415 per cent; a bargain,
J. EDGAR LEAYCRAFT, 1.544 Broadway, \$25,000-25 FOOT FOUR STORY DWELLING, 45TH at., between 6th av. and Broadway.

BLAKELY, 1,526 Breadway.

North Side (Above Harlem River).

A.-FOR MANUFACTURERS, BUILDERS AND INVESTORS,
THE PORT MORRIS LAND AND IMPROVEMENT CO, offer for sale on easy terms very choice Blocks and Plots at Pert Morris (Twenty-third ward), including EAST RIVER WATER FRONTS.

lying between 132d and 138th six, on deep water, for factories, lumber and atone pards. &c.; horse care running to foot of East 138th six; branches of New Haven and Harlem railroads run through the preperty, affording all rail connection (without breaking bulk) to all parts of the country. Also choice Lois and Plota for investment or immediate improvement on and adjacest to SOUTHERN BOULEYARD AND ST. ANNS AV. Dear St. Mary's Park, or a streets already sewed, curbed, Enged and guttered, and on line of proposed horse car road. Maps and particulars of W.M. &RINGLIDS BROWN, 58 LIBERTY ST.

A.-TWO FULL LOTS. MOUNT HOPE, \$2,500; FOUR

A.-TWO FULL LOTS, MOUNT HOPE, \$2,500; FOUR Lots, \$7,200. Call personally.

BURNETT & CO., Trement. BURNETT & CO., Trement.

CHOICE VILLA RESIDENCES FOR SALE IN THE suburban quarter Bedford Fark, in the city of New York, trom \$50,000 to \$25,000; many sold and now occupied. Owner, 111 Broadway, room 90.

COTTAGES—24TH WARD. MORRIS HEIGHTS (dock), Northern Ballroad; all improvements; Lots.

ANDREW POWELL, 16T Broadway.

ANDREW POWELL, 167 Broadway,
FOR SALE-LARGE PARCEL OF LAND ON
Southern Boulevard and 141st at, consisting of over 100
ity lots, with spacious manulon and stable.
Apply to T. L. OGDEN, Executor, 111 Broadway.

FOR SAIE AT TREMONT-THERE DETACHED Cottages: Improvements; rapid transit; commutation; prices and terms moderata. BRIGGS, 711 Tremont av. \$200 CASH, BALANCE MORTGAGE. LOTS AND Plots on Morris, Washington, Vanderbilt, Bathgate and Elliott avs. M. station I, city.

Miscellaneous.

A GREAT BARGAIN.—ONE OF THE BEST INVEST-monts aver offered—Five story Flat, with Stores, on eve-nue below 50th at; all rented; pays over 20 per cen-only \$5,000 cash required. Apply owner, 160 West 28th st. only \$5,000 cash required. Apply swher, 100 W at 28th 8t.
FOR SALE-POUR STORY SINGLE FLAT HOUSE,
19x100.11, price \$11,000; five story Single Flat House,
17x100, price \$13,000; five story Double Flat House,
25x109, price \$13,000; mortgage to suit.
JOHN ARMSTRONG, 3d av., corner 100th st.
FOR SALE-PRICE \$4,000-TWO STORY BRICK
extension House, all improvements, first class condition;
terms very pasy; small amount of cash required.
H. GILBERT, 37 Frankfort st., New York. IN 124TH ST .- A THREE STORY BROWN STONE, with carpets, \$11,500. BARNETT & CO., v East 125th. \$12,500.-FIVE STORY BROWN STONE SINGLE Fiat; all imprevements. M. L., box 120 Herald.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

A RARE CHANCE - FOR SALE, FULTON ST., Brooklyn, three Stores, which can be thrown into one large store; three Flats above each, handsomely finished in hardwood, with the latest improvements; Euclore

ne fronts. H. C. VAN AUKEN, 71 Broadway, New York. A SUPERIOR NEW DOUBLE FLAT, NEAR RIGHTYlest street station, at less than cost; only \$5,000 cash
conded. STABLER & SMITH, Columbus av., corner 72d.

A -MODEL FLAT; ACTUALLY PAYING 15 PER
sth.
MCMONEGAL & ECKERSON, 1,638 9th av., near 93d.

A BARGAIN. BEAUTIFUL DWELLING IN CHOICE,
stricted atreet.

MCMONEGAL & ECKERSON, 1,538 9th av., near 93d.

MCMONEGAL & ECKERSON, 1,538 9th av., near 93d.

MCMONEGAL & ECKERSON, 1,538 9th av., near 93d.

BROOKLYN PROPERTY FOR SALE AND TO RENT. AND TO RENT.

A BARGAIN ON GATES AV., IN SIGHT OF "L" stallow-New four story brick and torra cotta front Store and Flats, 28865x100; stores with three rooms, flats be rooms; all Improvements completed; furnished; now rented for \$1,060; price \$18,000, will take \$14,500; very chesp.

Chesp.

J. S. FERGUSON, 960 Gates av.

FOR SALE, TO CLOSE AN ESTATE—THE FIVE new four story Apartment Henses and Lots, Nos. 18 to 29 Hamilton av., Brocklyn, within a few stops of Hamilton forty; well rented; a good investment; to be sold together or singly; terms oasy. Apply to STEARNS CURTIS, Autorneys for Trustees, 98 William st., New York

FULTON STREET STORES, NEAR FLATBUSH
AV.—One 15x45, one 40x50; brick; plate glass; 60 feet
the side street to be improved. WM. NACKEY, 478 Fulton.

FOR SALE—NO. 388 MADISON ST., BROOKLIN;
we story basement front; high attle; 12 rooms; vsry
nice; 87,000, JOHN T. JAMES, 193 Montague st. a: \$7,000. JOHN T. JAMES, 193 Montague v.

CO LET IN BROOKLYN, E. D. TWO NEW FACy Buildings, 110x85 feet; Recolling st, corner North
close to ferries and freight depots; two clevators,
ir statiways; light on all sides; asbestes floors; low
arrance rates; whole Buildings or Lofts of 4,000 and

Control of the control of Square feet.

JAMES CAVANAGH, 17 Hope st., Brocklyn, E. D. THREE STORY BRICK STORES, GOOD FOR ANY business: also three story brick Flats, Owner, Sushwick and Jefferson ava., Brooklyn (Halsey "L" station three

blocke).

\$4,300 WILL BUY THE FIRST OLASS EROWN stone 939 Butler st., near Nostrand av., and \$5,900 will buy the pretty 10 room brick 1,014 Futnam sv., near Howard,

\$1,400 WILL SECURE A 234 STORY BROWN STONE House on ossy terms. 420 Monroe st., Brocklyn. \$0,950 FOR 203 DEAN ST., NEAR HOYF, MODERN three atory basement brick Dwelling, twenty fest front; near City Hall. CONDICT, 22 Court st., Brooklyn.

AT YONKERS.—FOR SALE—A FINE BRICK MAN-sion, all improvements, spacious grounds, situated on elevation with fine views: price \$18,000. WM. RICHARDSON, Agent, Yonkars. A HOUSE IN MOUNT VERNON TO LEASE OR FOR said: 14 rooms, all newly decorated and in perfect condition; all improvements; ground 100x100; five minutes from depot; low rent. R. F., 16 East 42d st.

from depot; low rent. R. F., 16 East 22d st.

ALL HUDSON RIVER AND WESTCHESTER COUNTY Property speciality; sale and rent.

S. EMBERSON, 50 West 42d.

AT YONKERS—A HOTEL FOR NALE OR TO LET. with an acre of ground; good investment for any purchaser; terms easy. Address K., Yonkers.

FACTORY TO LET.—FACTORY, WITH WATER power, on easy terms, suitable for hat, shoe, silk or cotter lines, located in rapid growing village, 2½ hours from New York, five minutes from station; slee good business site, located on stream of pure water; will be sold for \$1\$ to partice guaranteeing to start business thoreon. For particulars apply to M. R. OAKLEY, Youkers, N. Y.

MOUNT VERNON,—SEND POSTAL FOR "REAL ES-tate News" free; contains bargains in real estate. GEORGE W. BARD. TO LET-IN MOUNT VERNON, LARGE DOUBLE House, 25 rooms and in perfect condition; ground and stable; solvable for nourding house, small hotel or pri-vate house; low ront. Owner, 18 Last 424 at WESTCHESTER COUNTY LARGE AND SMALL Places for sale. FISH BROS., 16 East 23d st., New York.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE. For Sale.
SEND US A POSTAL FOR OUR COMPLETE LIST of Houses for sale and to let.

EMMONS & CO., 488 Communipaw av., Jersey City. 488 Communipaw av., Jersay City,

\$3.300.—SEVEN NEW COLONIAL HOUSES; SOMEthing now; semi-detached yards, three stories, eight
rooms, besides garret; bathroom, laundry, furnace, concresed cellar, range, cabines mirrors, chandeliers, oak
Venetian blinds; bathroom complete; decorated; fastlenable locality, Jersey City Heights; churches, storeschools accessible; fifteen minutes from foot Liberty st,
terms \$500 cash, balance easy quarterly payments and
interest, J. D. CONDIT, Owner, 40 Wall st., New York.

PROPERTY GUT OF THE CITY FOR SALE OR TO RENT.

"AMONG THE BERKSHIRE HILLS." FOR SALE—The old Homestead of the late Joshua Lawton, at Rgremont, bear Great Barrington, Mass, containing 180 acree, with 50 head Jersey and grade cattle, farm and road horses, mares in foal, small flock of sheep, 150 tons hay and all kinds of farm implements and machinery; will be sold very low to a prompt buyer, and two-thirds of purchase money can go on mortgage at five per cent if wanted; it is but four or five minutes, walk from school, church, stores, Post office, telegraph, de., and but 15 to 20 minutes drive from railroad station, 32 hours from New York city, and any gentleman wishing a very desirable country residence in Berkshire will de well to examine it at once; immediate posession, with good American help if wanted; stock, implements and furniture will be sold at anction if not wanted by buyer of farm, Address LAWTON TERRACE, South Egremont, Mass.

AT NYACE ON HUDSON.—FON SALE—AN ELE. AT NYACK ON HUDSON.—FOR SALE—AN ELE gan Country Seat, furnished or unfurnished; extensive river frontage, large house, stable, &c.; buildings have all city conveniences: heat, water, gas, &c.; house decorated; will be self reasonable to close an estate; term to suit purchaser. ROCKLANDER, box 318 Herald

A.-FOR SALE-THE MARGATE, ATLANTIC CITY, most eligibly streated on Pacific ar, within three blocks of the Pennsylvania Railroad depot; 51 large bedrooms, large reception bail, dining room and parlor and all conveniences for first class hotel: terms easy. Address I. G. ADAMS & CO., Atlantic City, N. J. AT BLOOMFIELD, 40 MINUTES OUT-NEAT 10 room House, with large lawn; modern conveniences; three minutes from D. L. station, Apply to BIKTER, opposite depot, or M. M. SMITH, 71 Broadway, 12 to 2 only.

only.

AT PLAINFIELD—LARGE HOUSE SPACIOUS ground, with or without stable; four minutes from debot; modern conveniences; just the place for profitable boarding house. MULFORD, opposite depot, or M. M. SMITH, 71 Broadway, 12 to 2 P. M.

71 Broadway, 12 to 2 P. M.

A COUNTRY SEAT, ONE HOUR PROM NEW YORK
on Jersey Central Railroad; 26 acres, mansion and outbuilding; city improvements; cost \$55,000; at less than
half value; want an offer from each customer.

J. GRACE, 301 Fulton st., Brocklyn. AT GREENWICH-COUNTRY SEAT FOR SALE; siggant large residence, handsomely decorated, all improvements; carriage house; 24 acros.

BENJ. F. TRUMPY, 336 Broome st.

AT SAYVILLE, RAYPORT, BLUEFOINT AND VIGINity, Farms, Country Seats and Village Property for sale;
finnished Cottages to let. Catalogues free. ASMUS,
Sayville L. I.

A.—STATEN ISLAND REAL ESTATE A SPE cialty.—Mansions, Cottages, Building Sites, Water Fronts, Factories. COLLINS, New Brighton, S. L. A.-A.-LOTS AT BRESLAU, LONG ISLAND, \$50, with loan of \$25, GEO. SEGEE, 171 Broadway. with loan of \$25. GEO. SEGSE, 171 Broadway.

BATH BEACH, N. Y.-TO LET-HOUSE OF 28
rooms; large rounds, fruit and shade frees; near shore,
Handsome Residence, 10 rooms, on corner, one block
from shore, three blocks from station: large grounds;
all improvements; moderate rent. J. V. P. SHIELDS,
aljoining I alace circory, opposite station.

HRUGEN COUNTY BESIDENCES.—NOW IS THE time to get your home in the country; we can offer Houses to let, for sale at Ridgewood, Hawtherne, Allendar, Elfameth and Japuburs; and Hackensack. Call at office Billings & DERRICK, 218 Church st., city.

BAY RIDGE, Is I.—VALUABLE ACREAGE FOR sale cheap; also some nice Houses; all improvements; 30 minutes from New York. VAN BRUNT, 59 Liberty st. COTTAGE-BARN, ABUNDANT PRUITS; HEALTHY; 20 minutes, Jersey; \$360; furnished if desired. Room 14, 220 Broadway.

220 Broadway.

FURNISHED.—TO LET, FOR SEASON, AT RICH-field Springs, N. Y., a large House of 18 rooms; good for a bearding house: 15 minutes from depot, and lies on main street; this is a popular place for sulphur bathing; also large stable. Inquire PH. BRAENDER, 120 East Soith St.

Sith st.

FOR SALE—A FINELY LOCATED FARM ON MAIN road from Milrord to New Haven, Conn.; 3% miles from New Haven, two miles from the Sound, quarter mile from railroad station; 38 acres; swall buildings; price \$5,000. Call one or address A. S. HIGUINS, care of IIII Brothers, 384 Broadway, New York. HIII Brothers, 884 Broadway, New York.

FOR RENT-IN THE CITY OF NEW HAVEN, A very commodious old fashioned house, with every modern convenience, furnished; open freplaces, billiard from grounds and stable, for rent to a desirable tenant for six mouts from the lat of Nay. Address, giving reference, Post office box 224, New Haven, Count.

FOR SALE OR TO LET-ELEGANT COUNTRY Seat; large house of 18 rooms, with all improvements; two coach houses; at Broadway, White Plains, N. Y.; 12 minutes? walk from depot; photograph. Inquire of Pfi. BRAENDER, 120 East Seith st.

BRAENDER, 120 East Sch at.

FOR SALE—AT ROSEVILLE, N. J., 38 MINUTES from New York, admirably located House; nine rooms, all improvements, 58,500; immediate possession, Address DAKOTAH, Post office box 1,202, New York.

FOR SALE—HARTFORD COUNTY, CONN., 100 Acres; good land; big erops; new house; good outbuildings; close to town and depot; stock tools, Ac.; only \$3,000; easy terms. SWEET, 21 Park row, New York. HOUSES AND COTTAGES, ALL IMPROVEMENTS rent \$300, \$1,600; also for sale, number, price \$3,000 \$16,000. D. T. CORNELL, Clifton, Staten Island. \$16,000. D. T. CORNELL, Clifton, Staten Island.

LONG BRANCH, ELBERON, HOLLYWOOD, NORwood Park.—Elegantly furnished Cottages above locations; several of finest Elberon ocean front Cottages for
rent and sale. Apply soon to T. W. COOPER & CO.,
Long Branch.

tions: several of finest Elboron ocean front Cottagos for rent and sale. Apply soon to T. W. COOPER & CO., Long Branch.

William Lane. Long Branch, N. J.

STAMPORD.—TO LET.—A LARGE ASSORTMENT OF Dwelling Houses in best locations. HUBBARD'S Agency. Stamford. Coun.

STAMPORD.—TO LET. VILLIAGE AND COUNTRY Houses in choice locations; all improvements.

M. ANDERSON. Stamford. Conn.

TO RENT—CHARMING 12 ROOM HOMESTEAD: all medern improvements; picturesque grounds and lawn; perfect drainage; convenient barn, carriage and poultry house; futi trees in bearing; apring water in house; Fenneylvania and Lehigh Valley stations five minutes.

TO RENT—CHARMING 12 ROOM HOMESTEAD: all meders in the control of th

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

2A-a-RICHARD V. HARNETT & CO., AUClioneers,
will sell at auction, THURSDAY, Feb. 19,
at 12 o'clock noon, at the Real Estate Exchange and
Auction Room, 59 to 65 Liberty st.,
Av. A and 71st at. southeast corner, 100 5x59.
I59th at., near 10th av.—Two frame Dwellings.
TRUSTEE'S SALE.
By order ABEL CRUGK, Feg. trustee and excentor,
114 Park row—Six story marble from brick Building,
used as a hotel.
1161 and 118 Park row—One story from front brick Building, used as a restaurant. Immediate possession,
JOHN A CARNEY, Attorney, 93 Nassau st.

Maps at Auctioneers', 71 and 78 Liberty st.

A-A-A-JOHN F. B. SMYTH, AUCTIONERR, WILL SELL AT THE BEAL ESTATE EXCHANGE, 59 LIBERTY ST. AT 12 O'CLOCK NOON, THURSDAY, FERRUARY 19, 1881, 933 2d av., between-49th and flowly sis, three story brown stone House, on lot 21.4x80 feet. THURSDAY, FEBRUARY 26, 1891.
220 West Outh at., Double Tenoment, on full lot.
150th at., fronting on Hariem River, east side, about 46
Lots, Morris leasohold 18 years, with 21 years' renewal;
factory, decks. &c.

REAL ESTATE AT AUCTION.

WEDNESDAY, MARCH 4, 1891, EXECUTOR'S SALE. 88 av. C, between 6th and 7th sts. four story brick Tene-ment, on let 22.8788 feet. CHAS, ADLER, Executor. TUESDAY, MARCH 10, 1891, 432 and 434 West 28th st., between 9th and 10th avs., two four story and basement brick Tenements, on 10ts 19,6 and 18,8x38,9 feet.

THURSDAY, MARCH 10, 1801.
Northwest corner St. Ann's av. and 134th st., 11 Lots, six 20x100 feet each and five 20x80 feet each. Maps at auctioneer's office, 69 Liberty st.

Maps at suctionser's office, 69 Liberty st.

A.—A.—RICHARD V. HARNETT & CO., AUCTIONeers, will sell at suction.

at 12 o'clock noon, at the Real Estatic Exchange and Auction Room, Nos. 59 to 65 Liberty st.

Peremptory sale valuable

Twelfth ward Property,
by order of ISAAC M. DYCKMAN,
171 LOTS,
fronting on the Harlem Ship Canal,
Broadway, Kingebridge av,
Leyden st, Terrace View av.,
Van Corlear place, Janseb av.

60 PER CENT may remain at FIVE PER CENT. Title guaranteed by LAWYERS TITLE INSURANCE CO. Policy given free of charge to each purchaser. D. G. GROSBY, Attorney, Times Building. Maps at the auctioneers, 71 and 73 Liberty et.

Maps at the auctioneers, 71 and 73 Liberty st.

A.-PHILIP A. SMYTH, AUCTIONEER.
SMYTH & RYAN sell at auction, TUESDAY, February 24, at 12 o'clock, at Real Estate Erchange, 58-65 Liberty st., the strong of the str

ADJOURNED TO FEHRUARY 24.—AT AUCTION Pale, choice Stock and Fruit Parm, centro four railroad depots, Chester, Morris county, highest part of New Jorsey. Inquire CHILDS, 41 Certlandt st. 30 Broadway, 76 Fulson st. F. CHILDS, Morristown, N. J. JAMES L. WELLS, AUCTIONEER.

PARTITION SALE, by order of the Supreme Court, estate of Philip Smith, deceased, at the Real Estate Exchange, 59 Liberty st., WEDNESDAY, March 4, noon, valuable Business Property, including choice Third Avenue Corner, Flat and Private Residences. 33 av. Nos. 837, 829, 831, 835, 855-Pour story brick Store and Dwellings. No. 202, two story brick Store and Dwellings. No. 304, four story brown stone Flats, Nos. 206, and 208, three story and basement brown stone Private Dwellings. 8th av., southwest corner 135d at.—Two story frame Store and Dwelling and Lot, 24x100. Lexington av., No. 1.465, near 35th st.—Three story frame Store near Soth st.—Three story frame Store near Soth st.—Three story frame Store near Soth st.—Three story and basement brown stone Private Residence, lot 18x35.

Maps and full particulars with William N. Armstrong referes, 71 Broadway: Thomas C. Ennever, plaintiff's at torong, 132 Nassau st.; Thomas J. L. McManus, attorney 201 Broadway, and with the Auctioneer, 59 Liberty st.

DI Breadway, and with the Auctioneer, 59 Liberty at JERE JOHNSON, JR., AUCTIONEER, Will seil at aucsion.

THURSDAY, FEBRUARY 19, 1891, at 21 o'clock noon, in the REAL ESTATE EXCHANGE AND AUCTION ROOM, Nos. 59 to 65 Liberty at, New York, THE, THREE YAULABLE FIVE STORY DOUBLE BRICK TENEMENT HOUSES, NO. 323 EAST 747H ST., NO. 224 EAST 457H ST., NO. 224 EAST 457H ST.

All this property is well rented, and investors should attend the asle. TERMS EASY, Maps and particulars from JERE JOHNSON, Jr., Ou Liberty St., New York, and 394 Pulton at, Brooklyn.

PUBLIC AUCTION.

PUBLIC AUCTION. W. E. TAYLOR, AUCTIONEER, HACKENSACK, N. J.

Immensa sale of suburban Real Estate, on the West Shore Railroad. at beautiful Bergen Fields, N. J. 150 full size Building Lets right by the depot, the John D. Westervelt Property. Every lot will be positively sold on Monday next, February 23, Washington's Birthday.

on the arrival of special trains from New York, Leaving foot Jay st., 8:10 A. M. and 10:30 A. M. Leaving foot wost 42d st., 8:20 A. M. and 10:30 A. M.
Leaving Weehawken staties, 8:40 A. M. and 11 A. M.
Leaving Weehawken staties, 8:40 A. M. and 11 A. M.
Now bouses in all directions springing up.
Fres excursely and directions springing up.
No matter how stormy COME: sheller fait fine music.
No matter how stormy COME: sheller fait fine music.
Terms \$10 a lot down on day of sale, basance March 10.
Ferfect title.
Get free tickets and maps at
KENNEDT'S, 28 Cortland at.
up stairs.

PETER F. MEYER, AUCTIONEER.
TRUSTER'S SALE,
ADRIAN H. MULLER & SON
will seal at auction on
THURSDAY, FEBRUARY 18, 1801,
at 12 o'clock, at the Rool Estate Exchange,
Nos. 59 to 65 Liberty at,
BY ORDER OF THE TRUSTEES OF
STEPHEN G. FOTTERALL, DECEASED,
the choice and valuable Proporty
NO. 5 CHATHAM SQUARE,
147 AND 149 PARK ROW (CHATHAM ST.),
421 FEARL ST. AND
63 AND 65 ROSE ST.,
Southwesterly corner of Rose and Pauri Sts. Maps, &c., at the Auctioneers' office, 1 Pine st.

PETER F. MEYER, AUCTIONEER. ADRIAN H. MULLER & SON will sell at auction on TUESDAY, FEBRUARY 24, 1891,

at 12 c'clock noon, at the Real Estate Exchange,
59 Liberty st.,
the eight choice and desirable four story and basement
high stoop brown stone Dwellings, with butler's pantry
extensions and Lots,
NOS, 102, 104, 106 AND 108

WEST 60TH ST., AND
NOS, 41, 49, 55 AND 57 WEST SOTH ST.
The above Houses are cabinet finished throughout and
built in the very best manner and well worthy an inspection to parties desiring to purchase a first class
home. Maps and permits from 1 to 3 at the auctionser's,
1 Pino 81.

PETER F. MEYER, AUCTIONEER.
EXECUTOR'S SALE.
ADRIAN H. MULLER & SON
Will sell at auction on
TUESDAY, FEBRUARY 24, 1891,
at 12 o'clock, at the Real Estate
Exchange, 59 Liberty at,
the choice and valuable property
NOS. 565 3D AYENUE
and
31 WEST 11TH STREET.
Maps, &c., at the Auctioneer's, 1 Pine st.

PETER F. MEYER, AUCTIONEER,
ADRIAN H. MULLER & SON
Will sell at suction on
TUESDAY, FEBRUARY 24, 1881,
at 12 o'clock, at the Real Estate Exchange,
50 Liberty st.,
the two five story double brick and stone
Apartments, with Lots,
NOS. 12 AND 14 WEST 135TH ST.

Maps, &c., at the Auctioneer's, 1 Pine st.

REAL ESTATE TO EXCHANGE. REAL ESTATE TO EACHANGE,
A RARE CHANCE.—FOR SALE OR EXCHANGE,
on Fulton st., Brooklyn, three elegant Stores, which can
be thrown into one large store, with three flats above
each store, bandsomely finished in hard wood, with the
latest improvements; enclose stone fronts.
H. C. VAN AUKEN, TI Broadway, New York.
DENVER (COL.) PROPERTY TO EXCHANGE FOR
New York or Brooklyn Tenements or Fists. DENVER,
box 16, 1,238 Broadway.

MON ID. 1.238 Broadway.

EXCHANGE AN APARTMENT HOUSE, SUBJECT to savings bank mericage, well located, for lots or Country Place or Farm hear New York. Send particulars to F. S. DRISCOLL, 32 Park place.

EXCHANGE—A DESIRABLE VILLA COUNTRY Residence and cash for small Houses in Brooklyn or private Fint Property F. S. DRISCOLL, 32 Park place.

FINE FIVE STORY FLAT, THREE FAMILIES ON oach floor, every improvement, fully rented, near Lexington av., below 57th at., for smaller Property or Lexington av., below 57th at., for smaller Property or Lexington av., below 57th at., for smaller Property or Lexington av., below 57th at., for smaller Property or Lexington av., below 57th at., for smaller Property or Lexington av., below 57th at., for smaller Property or Lexington av., below 57th at., for smaller Property or Lexington av.

add cash.

I WILL TRADE TWO TWENTY FAMILY PIVE atory brick Tenements on 89th st., near 3d av., all rented, for an improved Part in Herlen. equity \$20,000.

EDWARD PHILLIPS, owner, 145 Broadway. EDWARD PHILIPS, owner, 140 Brokevay.

LOTS ON WASHINGTON HEIGHTS OR VICINITY
wanted in exchange for elegant Flat near 125th st.

WM. RANE. 312 West 145th st.

MONROE, ORANGE COUNTY.—FIXE RESIDENCE
and nine acres, main strest, only three blocks from station, unencumbered, 89,000; exchange for Gitly Property
ALFRED KUHLKE, 1,227 Broadway.

REAL ESTATE EXCHANGE, -A PARTY HAS A LOT of gents' Hats; will exchange for Real Estate. HATS 118 Herald office.

TO EXCHANGE FOUR STORY 25 FOOT HOUSE.

It herald office.

VALUABLE VACANT HARLEM LOTS; WILL TAKE some Property in exchange, Principals only address NEGESSITY, 322 Horald.

WILL TRADS-LEXINGTON AVENUE CORNER Flat (new), steam heated, with stores fully rented, excellent neighborhood, for small Private Residence, near Park.

WATER FRONT OVER ORDERS. Park. CODY, 1,488 3d sv.

WATER FRONT, OVER 2003500, ON NEWTOWN Oreck, opposite Standard Oil Works, to lease, sell or exchange. J. S. RUBINSON, Owner, 145 Broadway.

BEAL ESTATE WAN ED.

A TRACT OF LAND SUITABLE FOR BUILDING LOTS wanted; must be within one hour from New York; near railroad station; state location, number of acres, price, distance from station, Address PURCHASER, 302 Horaid office. office.

A.-WANTED-FOR OUR SPRING LIST, IMPROVED and unimproved Property to let and for sale; no charge for registering. J. ROMAINE BROWN & CO., 68 West 35d st., near Broadway. A.-PROPERTY ON WASHINGTON OR GREEN-wich sts., below Canal, for quick buyer.

GEO. SEGEE, 171 Breadway.

A.-WANTED-FULL DESCRIPTIONS OF ALL kinds of Property to rost, sell or exchange.

WM. S. ANDERSON & CO., 1,242 3d av.

more on Broadway or oun av., sand as send diagram, with price.
COOGAN EROTHERS, Bowery and Grand st.

A -PRIVATE HOUSE EAST OF 3D AV. BELOW Sth st. stove Canal. OEO. SECER, 171 Broadway. CHOICE ACREAGE PROPERTY IN WeSTOHESTER county, slong line Northern and Central Hallrands.
ANDREW POWELS, 167 Breadway.

ANDREW POWELS, 107 Broadway.

HAVE BUYER FOR THREE STORY BASEMENT near 2d av. 354 to 125th st., stranged for three families.

KILIAN, Real Estate Broker, 322 hast oth st.

WANTED—A FAIM OF ABOUT 25 TO 50 ACKES

of entirsted land, including large dwelling house e about 16 in 20 rooms, harn, stables, &c., sinated within the radius of 10 to 15 miles of New York eity, specifications in writing solicited, to be addressed to Left, No. 31 av. A, New York.

WANTED—PRIVATE HOUSE ON WEST SIDE, BEtween 14th and 38d stat; with pay \$17,00t; possession about May 1; no brokers. Address HOUSE, 735 Broadway.

WANTED-FOR OUR SPRING LIST, WESTCHESTER and adjacent counties Property. FISH BROS., 16 East 23d st.

FISH BROS., 16 Fast 23d st.

WANTED-A FOUR STORY DWELLING FROM
Madison to 6th av., 45th to 63d st.; all cash. Address
SELDON, Post office box 3,033. SELDON, Pest office box 3,033.

WANTED, FOR CASH-ONE TO TEN LOTS ON OR near lith av., between 160th st, and 185th st.; state location and lowest price. L. 3988 Heraid effice.

WANTED—A FRUIT FARM IN GOOD WOBEING order; will give in payment the equity in good Brooklyn store Property. F. S. DEISCOLL, 32 Park place.

WANTED IMMEDIATELY FOR GUICK CASH customer, small private House near 72d st. CODY, 1,438 Sd av.

WANTED-AT ONCE, WEST SIDE, 10 LOTS, FOR builders. Send full particulars to H. H. DREYER, 1,663

To Let-Furnished.
FURNISHED, STEAM HEATED FLAT, 57TH ST., near Broadway; linen, silver, chins, \$75.
EDGAR, 363 West 57th.
TO LET-HANDSONELY FURNISHED APARTmont between Madison square and 4th av., elevator, steam best, electric light, Address F. J. B., box 43, 1,233 Broadway.

ANY ONE ABOUT TO RENT AN APARTMENT BROCKHOLST HOTEL

Apartment House, 85th at, and Columbus av.
A new departure; a great success; only four suites left out of 35; from three to nine rooms each; with or with-out kitchen; unfurnished.

HESTAURANTS, RARBER'S SHOP, &C., eloganily appointed, all in house; magnificent marble and onyx cutrance hall; passenger and freight elevators run all night.

The privacy of a home, with all the conveniences of a hotel, at the price of an ordinary flat. Nothing like them in the city. A.-A.-A.-

A.-A.-A.
THE MARLBOROUGH,
358 and 360 West 58th st.
A few choice Apartments to lease,
freproof building. steam heated, two passenger elevators, colored attendance; Apply to superintendent. HOFFMAN ARMS,

fireproof spartment building. corner of Madison av. and 59th st. Choice Apartments, \$1,400 to \$1,800.

Two elegant corner Apartments, 100 feet, fronting east and south, \$2,100 and \$3,400.

Apply to FRANK HARDY, Manager.

A .- THE MILANO (ABSOLUTELY PIREPROOF),
127 West Sigh at.,
centre of block, between 6th and 7th avs.,
is the most exquisite apartment house in the city and
only recently completed; now ready for occupancy; inspection invited; agents in building.

postion invited; agents in building.

A.— LDGAR AFARTMENT HOUSES.—
Eleganily decorated steam heated Apartments of six to eight rooms and bath;
justion and hall boy attendance;
ever convenience for modern bounes.

GRO, C. EDGAR'S SONS, 78 West 94th st.

GEO, C. EDGAR'S SONS, 78 West 94th st.

A.-MODEL: REDUCED RENTS; BEST VENTILAted; elegantly decorated; superior light; private halls;
hot and cold water; atons tubs; refrigerators; ornamental grates; most desirable four room Flats in the
clay for small respectable families; references required.
48 Perry st. See janitor.

A. BARE CHANCE.—CHOICE SINGLE CORNER
Flats, upper west side; high ground; fine location; seven
rooms and bath; hall bedroom. Owner, 1,867 Amsterdam av. between 105th and 106th ats.; "L" station 104th
at, rents \$22 to \$30.

A.—
PALISADE,
325 West 56th st.—An Apartment of eight sunny rooms;
no air shaft; steam heated; passenger clevator; hall
boys; first class in every respect.

THOMAS & ECKERSON, 35 West 50th st.

A.—NOVELDA APARTMENT HOUSE. A.-NOVELDA APARTMENT HOUSE,
No. 1,220 Lexington av., corner 34th st.—Elegant Flats
to rent: six and seven rooms; medern improvements;
steam heated, light, siry and cheerful.
APPLY ON FREMISES.

APPLY ON PREMISES.

A. THE HERB RT.

Handsomely decorated Apartments of eight rooms:
steam heat elevator, hall attendance: perfect order;
rents \$65 and \$67.50.

J. EDGAR LEAYCRAFT, 1.544 Broadway.

A.— THE RICHFIELD.

A.— THE RICHFIELD,
235-241 West 453 at.
Large Flats of eight roome; steam heat; perfect order; elevator; hall attendance; routs \$75,
J. EDGAR LEAYCRAFT, 1,644 Broadway.
A.— 201 WEST 77TH ST.

J. EDGAR LEAYCRAFT, 1,644 Breadway.

A.— 201 WEST 77TH ST.,
northwest corner Amsterdam av.
Handsome Flats of seven rooms; stoam heat; perfect
order; ronts \$40 and \$45.
J. EDGAR LEAYURAFT, 1,644 Broadway.

AT.— THE AUGUSTINE.
No. 204 West 57th st., near Breadway,
A desirable Apartment, nine rooms, \$1,200,
Jantor, on promises, or 0. A. KISSAM, 51 Liberty st.

A.— THE SHERMAN,
NOS. 155 TO 161 WEST 45TH ST.
Seven rooms and bath; newly decorated; cabling finish;
heat, elevator. Superintendent on the premises.

APARTMENTS OF EIGHT LARGE, LIGHT ROOMS;
steam heat throughout; hands omely decerated and nepered, private halls and servants' atsirs; \$15 and \$60;
23 West 125th t. CHARLES R, GREGOR, 814 35 av.
A.—SIX LARGE ROOMS AND BATH, NEWLY AND 23 West 120th St. Undertook No. Batti, NEWLY AND handsomely papered and painted; private and heated halls; fine location; 441 East 51st st, 320 to 833. CHARLES R, GREGOR, 814 3d av.

A .- FOUR HANDSOME ROOMS AND BATH; EVERY improvement; fine block; \$17 to \$20; also Parlor and Easement, six rooms, \$25; fine order, 424 East 52d as CHARLES R. GREGOR, \$14 3d av. A.—SIX HANDSOME ROOMS AND BATH: EVERY improvement; fine location; near elevated stations; if East 49th st.; \$24 to \$30. CHARLES R. GREGOR, 814 3d av. AT 101 WEST 99TH ST.—CORN'SE PLATS: ALSO middle Flats, facing street: no dark rooms; botthern exposure; five rooms and bath; decorated; rants 221 to 226. WARG & OPELL, 1,374 Columbus (9th) at 226.

A BEAUTIFUL FIRST FLAT. 426 EAST 121ST seven reems and bath; newly decerated and painted rent \$25, commence March 1; immediate possession Janitor. Janitor.

A. -060 PARK AV., NEAR 83D ST.-S'NGLE FLATS of seven rooms and bathreom in house containing only four select families; newly renovated; halls heated; rents \$25 to \$45. Apply to janitor.

A. -HELENA, 102 RAST SIST ST.-APARTMENTS IN this clegan new honse; one now becupied by dentist; heated and decorated; rents moderate; hall service. Janitor.

APARTMENTS TO LET-SEVEN ROOMS AND BATH; elegantly decorated; when heat, elevator, hall hoys; rents \$200 up; Pertsinenth and Hampshipe, 38-50 West 9th st. B. A. CRUIKSHANK & CO., 176 Broadway.

A.— THE AUSTON,
Northeast corner Breadway and 55th st.
Strictly freeproof; an elegant corner Apartment; southern exposure; 11 rooms; rent \$2,000, Owner, on premises.

A.— THE ORION,
142 and 144 West 105th st.
Two elegant steam heated Apartments; seven light rooms and bath; rent \$35 to \$40.

A SINGLE CORNER FLAT, UNUSUAL LARGE rooms and bath; reat \$35 to \$40.

A SINGLE CORNER FLAT, UNUSUAL LARGE rooms and bath; steam heated and all improvements; equithwest corner 91st, and Park av. Apply janitor.

A VERY DESIRABLE APANTMENTTO LET IN THE Essex, No. 35 West Gist st; close to slevated. Inquire of faminor or POWER, 520 Columbus av.

A.—ONE ELEGANT SULT OF APARTMENTS IN the Alexant, 120 East 80th st; eight large rooms and bath; clovators; steam heat; coal for range.

BELLEVILLE, CORNER ST. NICHOLAS AV. AND 121st at.—Elegant Flats, six large all light rooms; low tent. On premises.

ELEGANTLY DECORATED STEAM HEATED Sizele Flat; all light rooms; rent \$50. Apply 233 West 185th at. EMMA FLATS, 306 TO 314 EAST 119TH ST.—NEW, elegant. Hight, sine rooms; all steam heated. Inquire between 11 and 2 o'clock. ELEGANT SINGLE FLAT. STEAM HEATED, EIGHT large, light rooms: feat \$88 53 a month. Apply to owner, on premises, 17 East 12th st.

ELEGANT, LIGHT, STEAM HEATED, DECORATED Apartments, near Central Park, terms liberal. SN West 6th st.

Gith st.

FRANKLIN -H NDSUMELY DECORATED PLATS, saven rooms, 50 East 11th st.; halls heated; all modern improvements; \$45 to \$35.

FULSOM BROTHERS, 834 Broadway.

FULATS AND APARTMENTS UNPURNISHED AND furnished, 811 parts of city.

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Flat, with all modern improvements; 10 large rooms.

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234.

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Call or sand for circurar,
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